132.0	0002	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,954,800 /	1,954,800
					USE VALUE:	1,954,800 /	1,954,800
					ASSESSED:	1,954,800 /	1,954,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAVALLEY ZACHERY ALAN
Owner 2:	LAVALLEY VICTORIA
Owner 3:	
Street 1:	83 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CALABRO LAWRENCE & AMANDA GAIL -
Owner 2:	-
Street 1:	83 GRAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 16,228 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Wood Shingle Exterior and 5969 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16228.000	1,138,600		816,200	1,954,800
Total Card	0.373	1,138,600		816,200	1,954,800
Total Parcel	0.373	1,138,600		816,200	1,954,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.52 | /Parcel: 327.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 84928

GIS Ref

GIS Ref

Insp Date 03/13/19

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 132.0-0002-0011.0

!10303!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,137,100	0	16,228.	816,200	1,953,300	1,953,300	Year End Roll	12/18/2019
2019	101	FV	1,060,100	0	16,228.	861,500	1,921,600	1,921,600	Year End Roll	1/3/2019
2018	101	FV	1,060,100	0	16,228.	634,800	1,694,900	1,694,900	Year End Roll	12/20/2017
2017	101	FV	1,060,100	0	16,228.	607,600	1,667,700	1,667,700	Year End Roll	1/3/2017
2016	101	FV	1,060,100	0	16,228.	562,200	1,622,300	1,622,300	Year End	1/4/2016
2015	101	FV	987,100	0	16,228.	471,600	1,458,700	1,458,700	Year End Roll	12/11/2014
2014	101	FV	910,000	0	16,228.	460,700	1,370,700	1,370,700	Year End Roll	12/16/2013
2013	101	FV	788,200	0	16,228.	438,900	1,227,100	1,227,100		12/13/2012

PRINT

Date	Time
12/11/20	00:37:38

LAST REV

Date	Time
02/26/20	11:26:18

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10303

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALABRO LAWRENC	71350-551	1	7/20/2018		1,950,000	No	No		
RIGOPULOS ALEXA	63291-313		2/20/2014		1,575,000	No	No		
HUNZIKER FLORIA	63085-467		12/19/2013	Change>Sale	1,500,000	No	No		
PLATT SWEENEY J	59852-529		8/27/2012		1,425,000	No	No		
AMPOLO MARY L T	49034-490		2/26/2007	Family	1,000,000	No	No		
	14200-168		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	84928
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2019	1715	Redo Bat	52,083	O				
7/15/2015	970	Heat App	320		7/15/2015			Install steel duct
11/5/2009	1112	Renovate	16,800					
1/8/2008	17	Renovate	30,000			G9	GR FY09	winterizing exist
8/21/2007	725	Det. Gar	20,000			G9	GR FY09	cons of 24 x 24 ga
4/11/2007	232	Renovate	2,000					MINOR INTERIOR REN

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
3/13/2019	Meas/Inspect	DGM	D Mann
3/13/2019	Permit Visit	DGM	D Mann
12/3/2008	MLS	MM	Mary M
9/24/2008	Fieldrev-Chg	BR	B Rossignol
7/17/2008	Inspected	BR	B Rossignol
6/25/2007	MLS	HC	Helen Chinal
11/18/1999	Mailer Sent		
11/2/1999	Entry Denied	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16228		Sq. Ft.	Site		0	90.	0.56	10									816,153						816,200	

Total AC/HA: 0.37254 | Total SF/SM: 16228 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 816,153 | Spl Credit | Total: 816,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	4	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.82592356
Const Adj.:	1.05049479
Adj $ / SQ:	112.792
Other Features:	191091
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1382452
Depreciation:	257136
Depreciated Total:	1125316

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	4	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	5	M
Totals			
1	12	5	

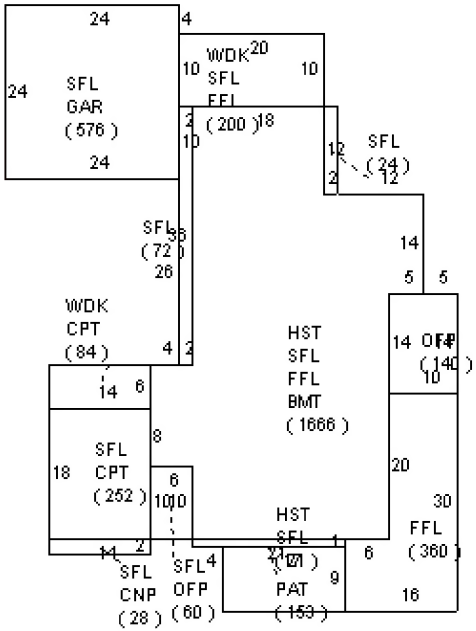
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	164.68
Special Features:	13300	Val/Su Net:	123.60
Final Total:	1138600	Val/Su SzAd	190.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	2,899	112.790	326,983
FFL	First Floor	2,226	112.790	251,074
BMT	Basement	1,666	33.840	56,373
HST	Half Story	844	112.790	95,140
GAR	Garage	576	20.320	11,703
CPT	Carport	336	11.790	3,960
WDK	Deck	284	10.000	2,841
OFP	Open Porch	200	26.000	5,200
	Net Sketched Area:	9,212	Total:	755,795
Size Ad	5968.5	Gross Are	10055	FinArea 5969

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 132.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	S	1	24X24	G	VG	2007	24.18	T	4.8	101			13,300			13,300

More:	N	Total Yard Items:		Total Special Featues:	13,300	Total:	13,300